



CONTRA COSTA COUNTY

AGENDA

El Sobrante Municipal Advisory Council

Wednesday, January 14, 2026

7:00 PM

**El Sobrante Library (4191 Appian Way,
El Sobrante) | Zoom:
[https://cccounty-us.zoom.us/j/81525783864?
pwd=WNF5DpmDaaiSkzDdZE3akAWcgW3i1O.1](https://cccounty-us.zoom.us/j/81525783864?pwd=WNF5DpmDaaiSkzDdZE3akAWcgW3i1O.1)**

Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

- 1. Roll Call and Introductions**
- 2. Treasurer's Report**
- 3. Approval of Minutes**

Approve Meeting Minutes for esMAC December 10, 2025 meeting

26-31

Attachments: [MeetingMinutes_esMAC_12.10.25](#)

- 4. Presentations**

P.1. County Update, Supervisor John Gioia

P.2. Sheriff's Office Bay Station Update, Lt. Fitzgerald

P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart

P.4. California Highway Patrol (tentative)

P.5. 5070-5098 Sobrante Avenue, EPA Grant Application and Project Update, John Promani

- 5. Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearing**

DI.1 - County File Number: CDLP25-02046 (4100 SAN PABLO DAM RD, EL SOBRANTE, CA 94803) The applicant requests approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016

County File Number: CDLP25-02046

[26-32](#)

Attachments: [CDLP25-02046 ACR](#)

DI.2 - (Update) Countywide Noise Ordinance

DI.3 - Elections for esMAC Chair/Vice-Chair

6. **Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).**
7. **Information Items**
8. **Subcommittee Reports – Next Clean Up, January 17, 2026**
9. **Agenda Items / Speakers for Upcoming ESMAC Meetings**

The next meeting is currently scheduled for February 11, 2026

Adjourn

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Council less than 96 hours prior to that meeting are available for public inspection at El Sobrante Library (4191 Appian Way, El Sobrante, CA 94803) during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Council will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Ronnie Mills, ronnie.mills@bos.cccounty.us, 510-942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-31

Agenda Date: 1/14/2026

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: Approve Meeting Minutes for esMAC December 10, 2025 meeting

Information:

Approve Meeting Minutes for esMAC December 10, 2025 meeting



Meeting Minutes

CONTRA COSTA COUNTY El Sobrante Municipal Advisory Council

Wednesday, December 10, 2025

7:00 PM El Sobrante Library (4191 Appian Way, El Sobrante) | Zoom:
<https://cccounty-us.zoom.us/j/875691450> 41

Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

| | |
|----------------|---|
| Present | Teri Edlinger, Jedd Hart, James Hermann, Thomas Lang, Randy Loyd, Melinda McLain, Mikki Norris, and Tom Owens |
| Absent | George Cleveland |

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions

00:00:30

| | |
|----------------|---|
| Present | George Cleveland, Teri Edlinger, Jedd Hart, James Hermann, Thomas Lang, Randy Loyd, Melinda McLain, Mikki Norris, and Tom Owens |
|----------------|---|

2. Treasurer's Report

00:02:24

The treasurer reported a current account balance of \$3,000 and thanked community members for their participation in a successful holiday event

3. Approval of Minutes

00:02:38

The council reviewed the minutes from the prior meeting, which were approved following discussion and minor revisions.

25-5194

Attachments: [11.12.25_esMACMinutes](https://cccounty-us.zoom.us/j/875691450)

This Discussion Item was approved.

| | |
|----------------|--------|
| Motion: | Owens |
| Second: | McLain |

4. Presentations

P.1. County Update, Supervisor John Gioia

00:02:54

Ronnie Mills provided a brief county update, highlighting opportunities for residents to serve on county boards, commissions, and committees. The office also thanked attendees for their participation in a recent holiday event supporting a local elementary school. Information was shared regarding a draft ordinance under consideration by the Board of Supervisors, with encouragement for community members to participate in the upcoming public process. No questions were raised following the update.

*P.2. Sheriff's Office Bay Station Update, Lt. Fitzgerald**P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart*

00:06:47

Michelle Rinehart provided an update on departmental initiatives and resources. The presentation included an overview of the newly launched Con Fire website, updates to fire code regulations, and information on the Contra Costa Wildfire Mitigation Program. She also discussed recent Zone Zero regulatory meetings focused on education, local control, and community action, as well as the Firewise USA program and its role in reducing wildfire risk in residential areas.

*P.4. California Highway Patrol (tentative)***5. Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearing**

DI.1 - County File Number: CDLP25-02043 (41 CAVORETTO LN, EL SOBRANTE, CA 94803) The applicant requests approval of a land use permit to allow for four new detached tiny homes on wheels on one parcel.

00:11:00

The council received a presentation regarding a proposed tiny home project on private property within the community. The property owner described the concept of installing four tiny homes on wheels to house healthcare professionals, with the potential to expand to six units in the future. The presentation included background on the property, design considerations, utilities, accessibility, and environmental factors. Council members discussed potential neighborhood impacts, including parking and road access. The council expressed general support for the project, contingent upon full compliance with all applicable county and special district regulatory requirements, and suggested the county consider developing clearer zoning or permitting categories for similar small-scale housing projects.

25-5168**Attachments:** [CDLP25-02043](#)*DI.2 - (Update) Countywide Noise Ordinance***6. Public comment on any item under the jurisdiction of the Council and not on this agenda (speakers may be limited to two minutes).**

00:53:48

During public comment, residents raised several community concerns. Requests were made for the installation of a crosswalk with a flashing beacon on San Pablo Dam Road between Hillcrest and El Portal due to traffic and pedestrian safety concerns. Additional comments addressed speeding, heavy vehicle traffic, and the need for speed humps or weight limits on certain residential streets, with the council recommending that residents organize and present consolidated data to support a formal request. Concerns were also raised regarding illegal dumping, un-permitted pop-up food vending, and questions about compliance and safety related to a telecommunications facility.

7. Information Items

01:29:26

Following public comment, the council discussed potential next steps related to the issues raised. These included coordinating with county health and regulatory agencies regarding illegal dumping and food safety concerns, requesting a compliance review of the telecommunications site, and drafting letters of support or inquiry to appropriate county departments and the Office of Supervisor Gioia.

8. Subcommittee Reports – Next Clean Up, December 20, 2025

01:31:38

The council also discussed upcoming community cleanups, volunteer opportunities, and the possibility of convening a subcommittee meeting early in the new year.

9. Agenda Items / Speakers for Upcoming ESMAC Meetings

01:34:28

Information items were shared regarding upcoming community events, including a final litter cleanup of the year, local cultural activities, and volunteer opportunities. The council acknowledged a proposal for a future informational presentation and agreed to follow up to determine its appropriateness for a subsequent agenda. The Citizen of the Year was announced in recognition of significant and long-standing contributions to the El Sobrante community. The meeting concluded with closing remarks thanking participants for their engagement and a reminder of the next scheduled meeting date.

The next meeting is currently scheduled for January 14, 2026

Adjourn

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Council less than 96 hours prior to that meeting are available for public inspection at El Sobrante Library (4191 Appian Way, El Sobrante, CA 94803) during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Council will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Ronnie Mills, ronnie.mills@bos.cccounty.us, 510-942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-32

Agenda Date: 1/14/2026

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: File Number: CDLP25-02046

Information: File Number: CDLP25-02046



AGENCY COMMENT REQUEST

Date 12/16/2025

We request your comments regarding the attached application currently under review.

| | | | |
|---|------------------------|---|-----------------------------|
| DISTRIBUTION | | <i>Please submit your comments to:</i> | |
| INTERNAL | | Project Planner <u>Everett Louie</u> | |
| <input checked="" type="checkbox"/> Building Inspection | Grading Inspection | Phone # <u>925-655-2873</u> | |
| Advance Planning | Housing Programs | E-mail <u>everett.louie@dcd.cccounty.us</u> | |
| Trans. Planning | Telecom Planner | County File # <u>CDLP25-02046</u> | |
| ALUC Staff | HCP/NCCP Staff | Prior to <u>01/15/2026</u> | |
| County Geologist | | * * * * * | |
| HEALTH SERVICES DEPARTMENT | | | |
| <input checked="" type="checkbox"/> Environmental Health | Hazardous Materials | We have found the following special programs apply to this application: | |
| PUBLIC WORKS DEPARTMENT | | | |
| Engineering Services | Special Districts | Landslide | Active Fault Zone (A-P) |
| Traffic | | Liquefaction | Flood Hazard Area |
| Flood Control (Full-size) | | <input checked="" type="checkbox"/> 60-dBA Noise Control | CA EPA Hazardous Waste Site |
| LOCAL | | | |
| <input checked="" type="checkbox"/> Fire District | | High or Very High FHSZ | |
| San Ramon Valley – (email) rwendel@srvfire.ca.gov | | * * * * * | |
| <input checked="" type="checkbox"/> Consolidated – (email) fire@cccfpd.org | | AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner. | |
| <input checked="" type="checkbox"/> Sanitary District | West County Wastewater | Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached | |
| <input checked="" type="checkbox"/> Water District | EBMUD | | |
| <input checked="" type="checkbox"/> City of | Richmond | | |
| School District(s) _____ | | | |
| LAFCO | | | |
| Reclamation District # _____ | | | |
| East Bay Regional Park District | | | |
| Diablo/Discovery Bay/Crockett CSD | | | |
| <input checked="" type="checkbox"/> MAC/TAC | El Sobrante | | |
| <input checked="" type="checkbox"/> Improvement/Community Association | | | |
| <input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist | (email) | | |
| OTHERS/NON-LOCAL | | | |
| CHRIS (email only: nwic@sonoma.edu) | | | |
| CA Fish and Wildlife, Region 3 – Bay Delta | | | |
| Native American Tribes | | | |
| ADDITIONAL RECIPIENTS | | | |
| El Sobrante P&Z, Sheriff, Ag Commissioner | | | |
| Health Services (fatima Sol) - tobacco prevention program | | | |
| Print Name _____ | | | |
| Signature | | DATE | |
| Agency phone # _____ | | | |



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02046

File Date: 12/15/2025

Applicant:

Lauren Fontein The Artist Tree V LLC
4040 Vineland Ave. #204
Studio City, CA 91604

lauren@theartisttree.com
(213) 700-6858

Property Owner:

PAMELA R TRE BISHOP
701 MATSONIA DR
FOSTER CITY, CA 94404 130

ronnb@pacbell.net
(650) 200-7791

Project Description:

The applicant requests approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016.

Project Location: (Address: 4100 SAN PABLO DAM RD, EL SOBRANTE, CA 94803 290), (APN: 420191021)

Additional APNs:

General Plan Designation(s): MUL

Zoning District(s): P-1

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan:

Fees:

| Fee Item | Description | Account Code | Total Fee | Paid |
|---------------|---------------------------------|-----------------------------------|----------------|----------------|
| 048F | Fish & Wildlife Fee (\$75) | 002606-9660-REV-000-5B048F | 75.00 | 75.00 |
| 052B | Notification Fee (\$30) | 002606-9660-REV-000-5B052B | 30.00 | 30.00 |
| ADJ0029 | Fee Adjustment - DCD | 002606-9660-REV-000-5B0029 | 1500.00 | 1500.00 |
| HSDR | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR \$5.00 | 57.00 | 57.00 |
| LPS0029 | Land Use Permit-Other DCD | 002606-9660-REV-000-5B0029 | 5500.00 | 5500.00 |
| Total: | | | 7162.00 | 7162.00 |

RECEIVED on 12/15/2025 CDLP25-02046

By Contra Costa County
Department of Conservation and Development

IN THE CITY OF EL SOBRANTE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

LAND USE PERMIT PROPOSED TECHNICAL SITE PLAN

EXHIBIT DATE: JULY 31, 2020

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

DATA TABLE

| | |
|---------------------------|--|
| APPLICANT: | THE ARTIST TREE V, LLC |
| ADDRESS: | 11330 VENTURA BOULEVARD STUDIO CITY, CALIFORNIA 91604 |
| CONTACT: | MITCH KAHAN |
| LAND OWNER: | NAOMI SOBOCINSKI C/O STEVER DOBBINS |
| ADDRESS: | 650 GEARY STREET SAN FRANCISCO, CALIFORNIA 94102 |
| EXHIBIT PREPARER: | MSA CONSULTING, INC. |
| ADDRESS: | 34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270 |
| CONTACT: | PAUL DEPALATIS, AICP |
| ASSESSOR'S PARCEL NUMBER: | 420-191-021 |

LEGAL DESCRIPTION:

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 8, 2013 AS DOCUMENT NUMBER 2013-0170503, ALSO BEING A PORTION OF LOTS 9 - 12, SANTA RITA ACRES UNIT NO. 1 (22 M 645) OAKLAND, ALAMEDA COUNTY, CALIFORNIA.

| LAND USE DESCRIPTION: | SF | ACREAGE | PERCENTAGE |
|---|------------|-----------|------------|
| EXISTING GROSS ACREAGE | ±11,154 SF | ±0.26 AC. | 100% |
| EXISTING RETAIL BUILDING AREA (1ST FLOOR) | ±2,190 SF | ±0.05 AC. | 19% |
| EXISTING RETAIL BUILDING AREA (2ND FLOOR) | ±2,447 SF | ±0.06 AC. | - |
| EXISTING RETAIL BUILDING AREA (TOTAL) | ±4,637 SF | ±0.11 AC. | - |
| EXISTING HARDCAPE & PARKING | ±6,700 SF | ±0.16 AC. | 62% |
| EXISTING OPEN SPACE & LANDSCAPE | ±2,064 SF | ±0.05 AC. | 19% |

ON SITE PARKING & LOADING DATA:

| BUILDING USE | BUILDING USE | BUILDING AREA | PARKING RATIO | REQUIRED PARKING | PROVIDED PARKING |
|------------------|-----------------|---------------|---------------------|------------------|------------------|
| FIRST FLOOR (1) | RETAIL CANNABIS | 2,190 SF | 1 STALL PER 300 SF | 8 STALLS | - |
| SECOND FLOOR (2) | WAREHOUSE | 2,447 SF | 1 STALL PER 1000 SF | 3 STALLS | - |
| TOTAL | | 4,637 SF | | 11 STALLS | 12 STALLS |

PARKING AND LOADING NOTES:
1. FIRST FLOOR - PER CODE B2-14.406 - RETAIL STORES AND SHOPS, EXCEPT AS OTHERWISE SPECIFIED
HEREIN: ONE SPACE PER EVERY THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
2. SECOND FLOOR - PER CODE B2-16.406 - WAREHOUSES AND OTHER STORAGE BUILDINGS: ONE
SPACE PER EVERY ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA.
3. LOADING - PER CODE B2-16.410 - IN ANY ZONING DISTRICT, EACH BUILDING OR FACILITY WITH A
GROSS FLOOR AREA OF TEN THOUSAND OR MORE SQUARE FEET (THIS BUILDING IS UNDER
TEN THOUSAND SQUARE FEET THEREFORE NOT REQUIRED TO HAVE DESIGNATED LOADING AREA).

EXISTING ZONING: P-1 (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: P-1 (PLANNED UNIT DEVELOPMENT)

EXISTING GENERAL PLAN LAND USE: M-13 (SAN PABLO DAM ROAD MIXED USE)

PROPOSED GENERAL PLAN LAND USE: M-13 (SAN PABLO DAM ROAD MIXED USE)

SURROUNDING LAND USES:

| | |
|-------|--------------------------|
| NORTH | VACANT (ZONED: P-1) |
| SOUTH | RESIDENTIAL (ZONED: P-1) |
| EAST | RESIDENTIAL (ZONED: R-B) |
| WEST | RESTAURANT (ZONED: P-1) |

FEMA FLOOD ZONE DESIGNATION:

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

BUSINESS OPERATION NOTES:

NUMBER OF EMPLOYEES:
8 ON SITE AT ANY ONE-TIME INCLUDING SECURITY PERSONNEL.

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

ZONE X: AREAS DETERMINED TO BE



THE ARTIST TREE

L SOBRANTE CANNABIS RETAIL

4100 SAN PABLU DAM ROAD,
EL SOBRANTE, CALIFORNIA 94803

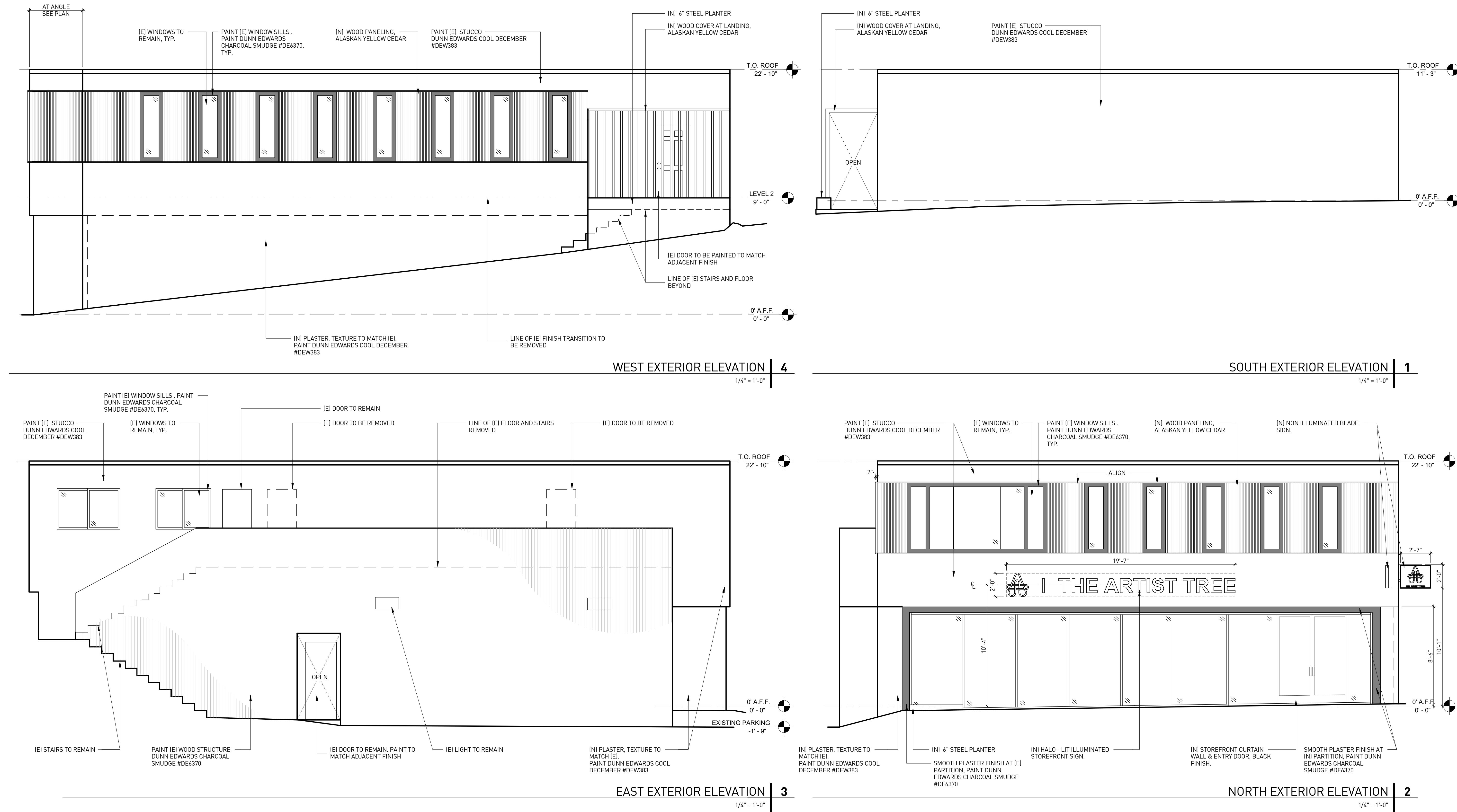
EXTERIOR ELEVATIONS

A311

DESCRIPTION OF SIGNAGE

(1) ILLUMINATED STOREFRONT SIGN
DIMENSIONS: 2'-0" H X 19'-7" W, 39 SF
FINISH: BLACK

(2) NON-ILLUMINATED BLADE SIGNS -
DIMENSIONS: 2'-0" H X 2'-7", 5 SF
FINISH: CEDAR WITH BLACK DETAILING





EXTERIOR PERSPECTIVE (FOR REFERENCE ONLY) | 1

N.T.S.

A312

LUP SUBMITTAL: 03/06/2020

THE ARTIST TREE



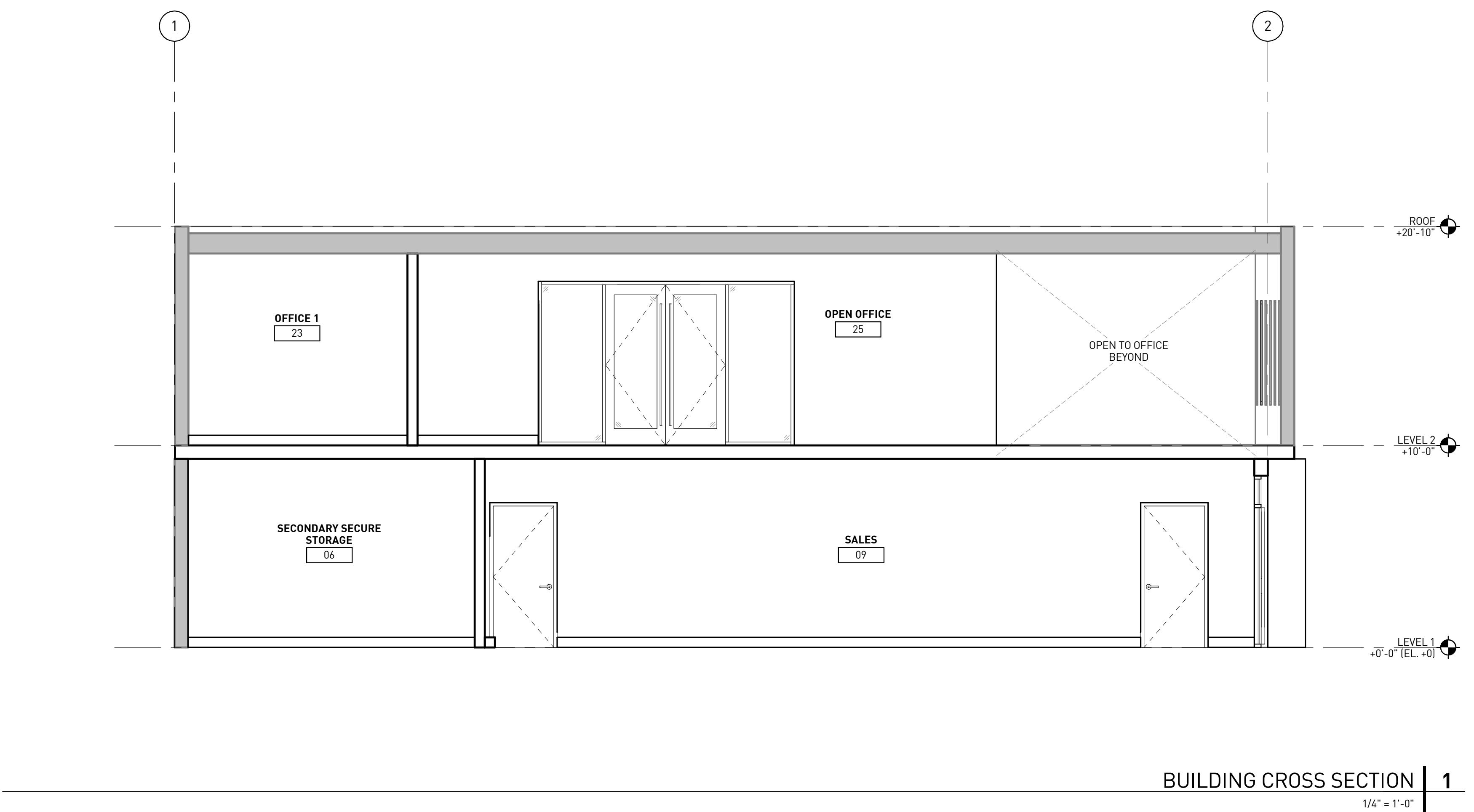
THE ARTIST TREE

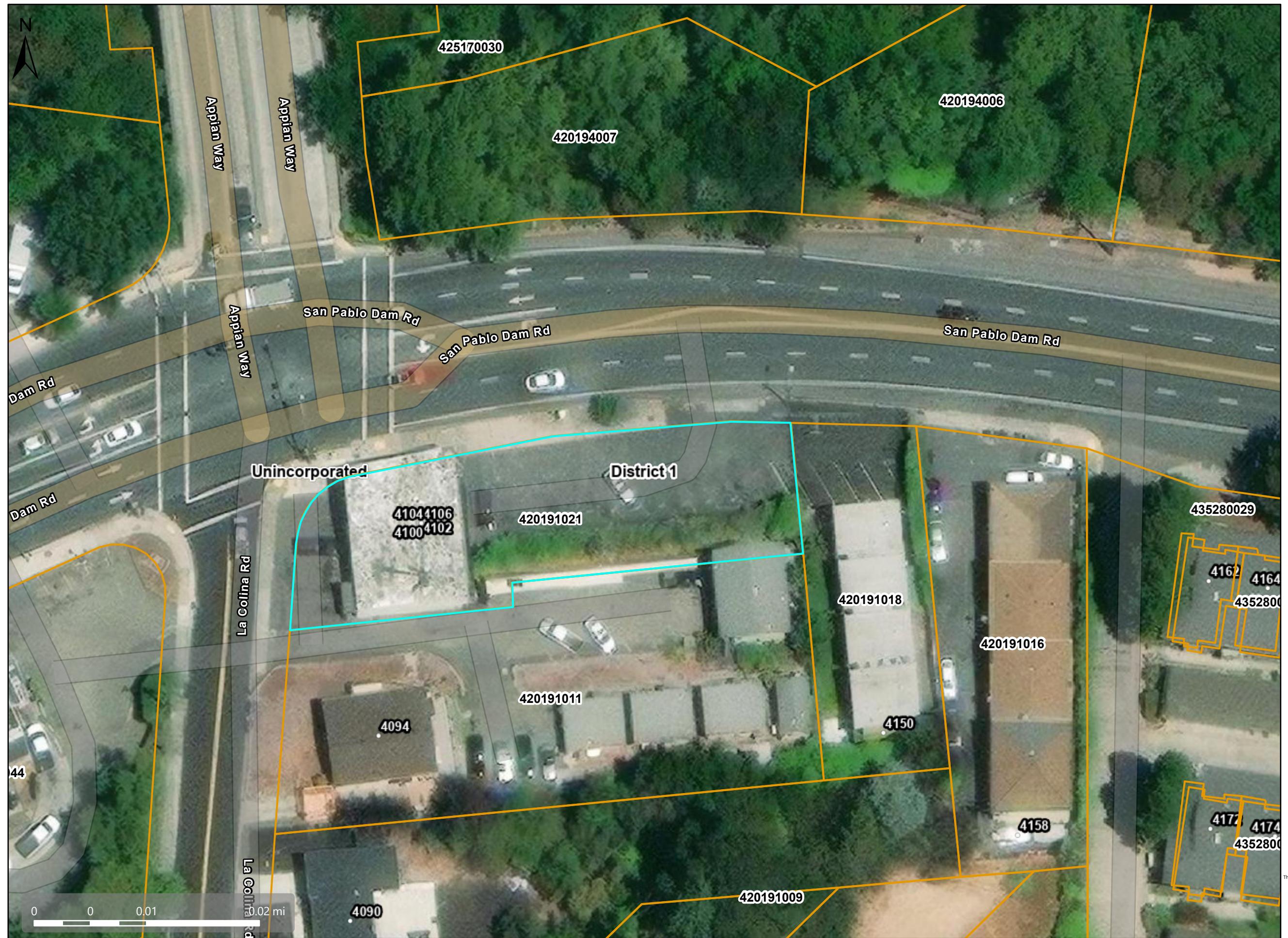
EL SOBRANTE CANNABIS RETAIL

4100 SAN PABLO DAM ROAD,
EL SOBRANTE, CALIFORNIA 94803

PROJECT NUMBER: 19147

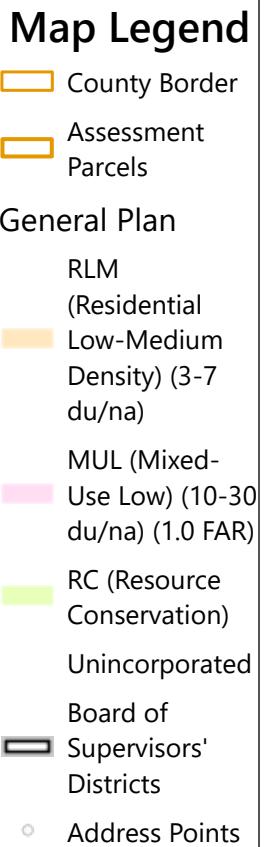
**EXTERIOR
PERSPECTIVE
(FOR REFERENCE
ONLY)**





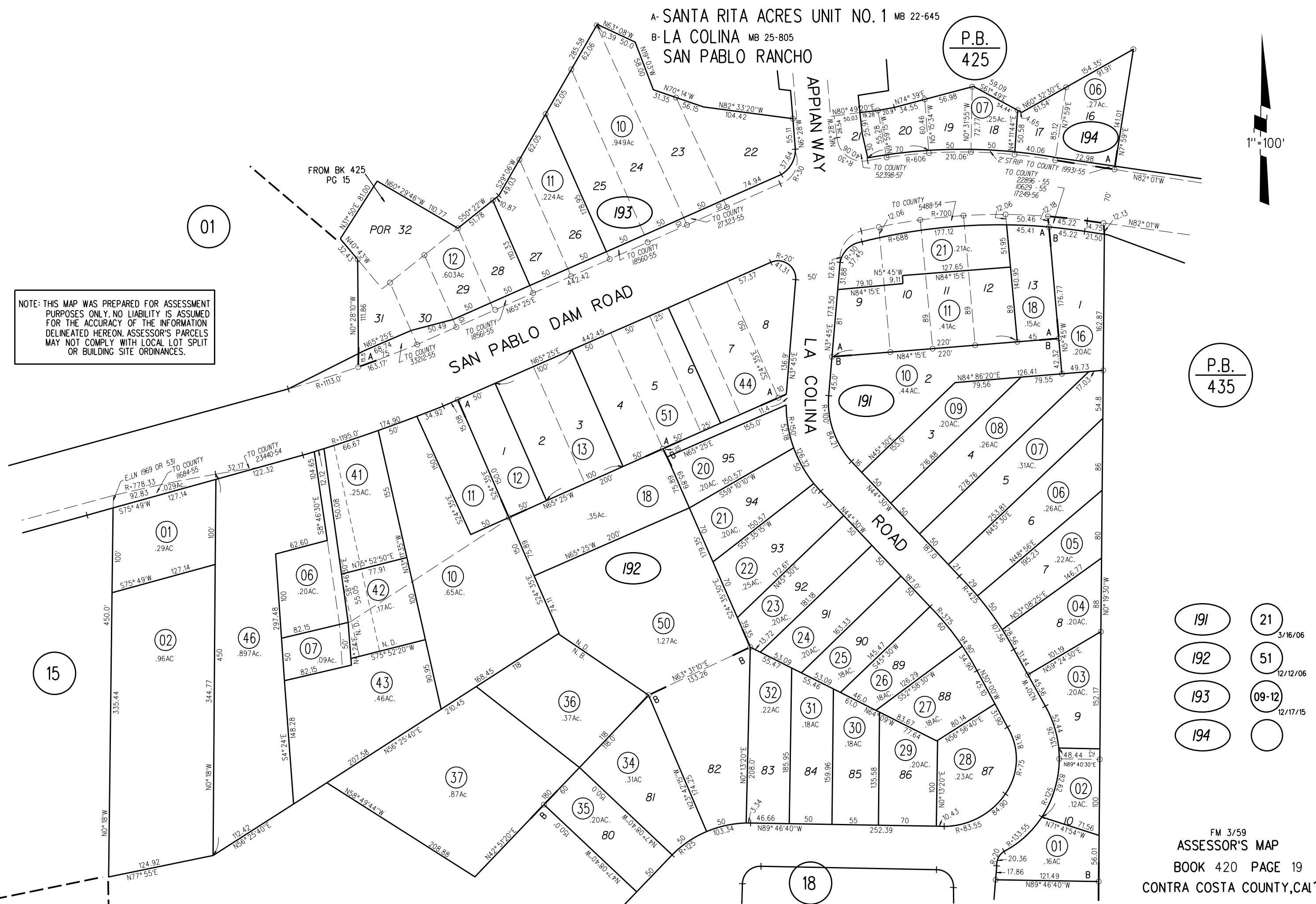
This map is a user generated, static output from an internet mapping application and is intended for reference use only.
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.
 CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
 Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
 Please direct all data inquires to the appropriate department.
 Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

General Plan - MUL

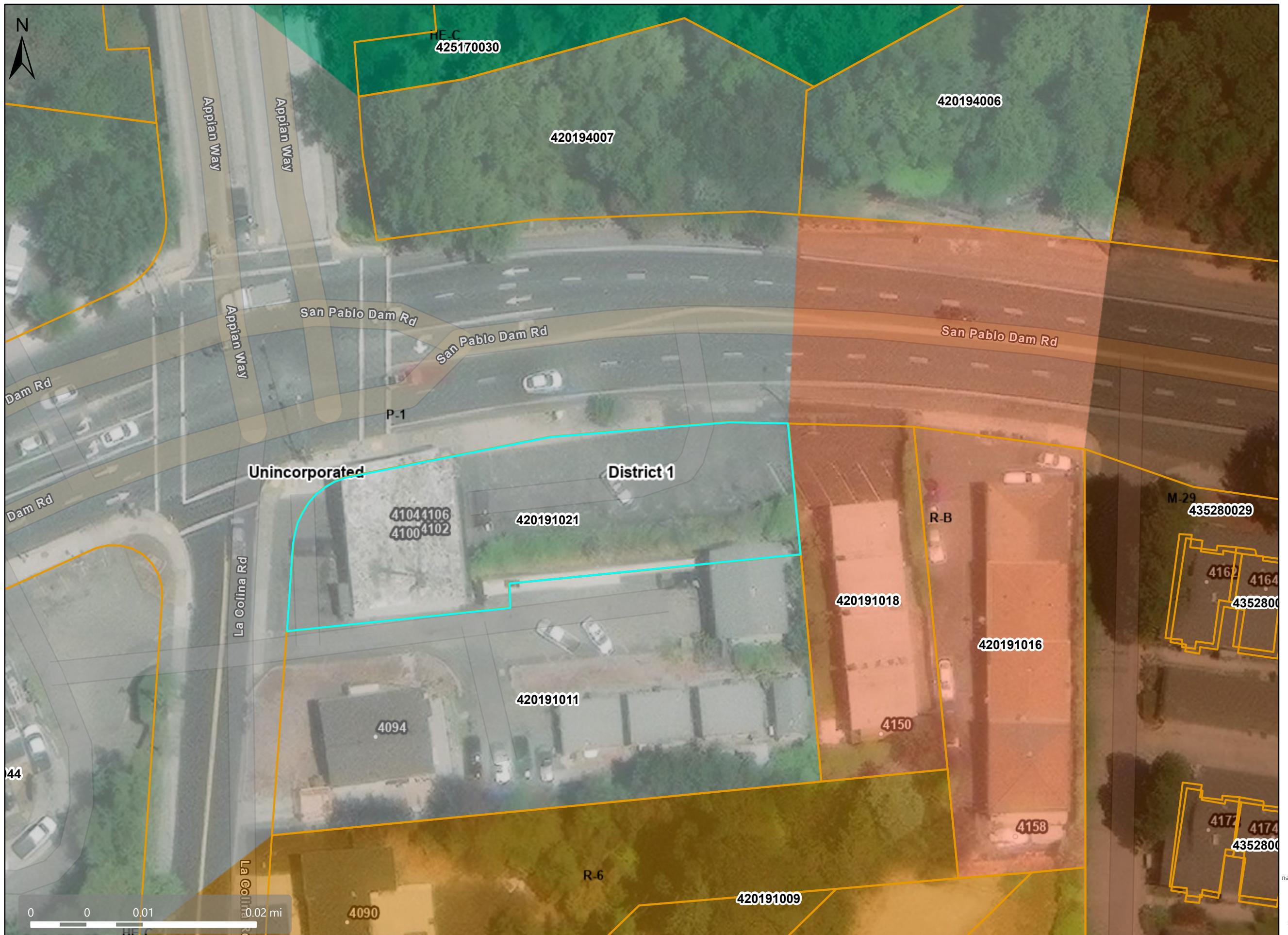


This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984



Zoning - P-1



| Map Legend | |
|------------------------------------|--|
| County Border | |
| Assessment | |
| Parcels | |
| Zoning | |
| ZONE_OVER | |
| R-6 (Single Family Residential) | |
| M-29 (Multiple Family Residential) | |
| R-B (Retail Business) | |
| P-1 (Planned Unit) | |
| HE-C (Housing Element Consistency) | |
| Unincorporated | |
| Board of Supervisors' Districts | |
| Address Points | |

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984